

MEMORANDUM

November 13, 1969

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1650
Peter T. Blushi
544 East Fourth Street, South Boston

Petitioner seeks a Forbidden Use Permit and three variances for open air parking of eleven (11) cars for a fee in an Apartment (H-1) district. The proposal would violate the code as follows:

| | | <u>Req'd.</u> | <u>Proposed</u> |
|------------|------------------------------------------------------------|---------------|-----------------|
| Sect. 8-7 | A parking lot for 11 cars is Forbidden in an H-1 district. | | |
| Sect. 18-1 | Front yard is insufficient | 25 ft. | 1 ft. |
| Sect. 19-1 | Side yard is insufficient | 13 ft. | 0 |
| Sect. 20-1 | Rear yard is insufficient | 30 ft. | 0 |

The property, located on East Fourth Street between G and H Streets, contains 4290 square feet of vacant land. The proposed facility is only 26 feet wide and situated between two three-family residences. It would be impossible to provide screening for the first floor apartments of the residences from the proposed facility. The proposed maneuvering area of ten feet would be inadequate. Recommend unfavorable report.

VOTED: That in connection with Petition No. Z-1650, brought by Peter T. Blushi, 544 East Fourth Street, South Boston, for a Forbidden Use Permit and variances of insufficient front yard, side and rear yards for open air parking of eleven (11) cars for a fee in an apartment (H-1) district, the Boston Redevelopment Authority reports unfavorably. The proposed facility is only 26 feet wide and situated between two three-family residences. It would be impossible to provide screening for the first floor apartments of the residences from the facility. The proposed maneuvering area of ten feet would be inadequate.

FIFTH

SOUTH BOSTON
MUNICIPAL
BUILDING

3005

FOURTH

3017

EAST

THIRD

Z-1650

544 E. FOURTH ST.
(S.B.)

Re: Petition No. Z-1651
Vytautas C. Chessnullis
7 Sunnyside Street, Hyde Park

Petitioner seeks a Forbidden Use Permit and four variances to erect a four story and basement 60-unit apartment dwelling in a Single Family (S-.5) district. The proposal would violate the code as follows:

| | | <u>Req'd.</u> | <u>Proposed</u> |
|------------|----------------------------------------------------------------|---------------|-----------------|
| Sect. 8-7 | A 60-unit apartment dwelling is Forbidden in an S-.5 district. | | |
| Sect. 14-2 | Lot area for additional dwelling unit is insufficient | 4000 sf/du | 745 sf/du |
| Sect. 15-1 | Floor area ratio is excessive | 0.5 | 0.87 |
| | | 2½ stories | 4 stories |
| Sect. 16-1 | Height of building is excessive | 35 ft. | 41 ft. |
| Sect. 18-1 | Front yard is insufficient | 30 ft. | 11 ft. |

The property, located on Sunnyside Street at the intersection of Reservation Road, contains a two-story frame dwelling on approximately 50,000 square feet of land. The contiguous neighborhood is single family. The proposed multi-family development would greatly increase the residential density of the neighborhood and would be of such size to be incompatible with the smaller surrounding residences. The property could easily be developed for single family residences. Recommend unfavorable report.

VOTED: That in connection with Petition No. Z-1651, brought by Vytautas C. Chessnullis, 7 Sunnyside Street, Hyde Park, for a Forbidden Use Permit and variances of insufficient lot area for additional dwelling unit, front yard, excessive floor area ratio and building height to erect a four-story and basement 60-unit apartment dwelling in a Single Family (S-.5) district, the Boston Redevelopment Authority reports unfavorably. The contiguous neighborhood is single family. The proposed multi-family development would greatly increase the residential density of the neighborhood and would be of such size to be incompatible with the smaller surrounding residences. The property could be developed for single family residences.



Z-1651
SUNNYSIDE ST.
(H.P.)

Re: Petition No. Z-1652
Globe Newspaper Company
135 Wm. T. Morrissey Boulevard,
Dorchester

Petitioner seeks a Conditional Use Permit to erect a helicopter landing facility in a Light Manufacturing (M-1) district. The proposal would violate the code as follows:

Sect. 8-7 A helicopter landing facility is a Conditional
Use in an M-1 district.

The property is located on Morrissey Boulevard just south of Kosciuszko Circle and opposite Boston College High School. Petitioner would construct a 60 x 64 foot helicopter landing platform on the roof of an addition to the newspaper structure now under construction. The platform would be 45 feet above ground level and would accommodate one helicopter at a time with a gross weight up to 9500 pounds. Petitioner states the helicopter service would be used for the dispatch of news personnel and faster deliverence of small amounts of newspapers. No fueling or maintenance operations would be performed on the site. The proximity of Boston College High School and several residences would require that the use be limited. The staff recommends the following provisos: that the flight pattern should not interfere with nearby residences and school either in terms of noise or path of helicopter; that no more than one helicopter be permitted to use the landing facility at any one time; and that the Board of Appeal reserve the right to rescind the Conditional Use Permit if the petitioner fails to adhere to the foregoing provisos and any further provisos the Board of Appeal may want to impose. Recommend a favorable report with above provisos.

VOTED: That in connection with Petition No. Z-1652, brought by the Globe Newspaper Company, 135 William T. Morrissey Boulevard, Dorchester, for a Conditional Use Permit to erect a helicopter landing facility in a Light Manufacturing (M-1) district, the Boston Redevelopment Authority reports favorably with the following provisos: that the helicopter flight pattern should not interfere with nearby residences and school either in terms of noise or path of helicopter; that no more than one helicopter be permitted to use the landing facility at any one time; and that the Board of Appeal reserve the right to rescind the Conditional Use Permit if the petitioner fails to adhere to the foregoing provisos and any further provisos the Board of Appeal may want to impose.

KING

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57,460

18,976

18,976

57,460

PARKING

WALL

WALL

MORRISSEY
WILLIAM T.
BOULEVARD

MORRISSEY
BLVD.

PARKING

605,120

605,120

Z-1652
135 MORRISSEY BLVD

PARKING

5962

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Re: Petition No. Z-1653
William & Josephine Moloney
14 Roanoke Avenue, Jamaica Plain

Petitioner seeks a Conditional Use Permit and three variances for a change of occupancy from a Single Family dwelling to a lodging house for children in a Residential (R-.5) district. The proposal would violate the code as follows:

| | | <u>Req'd.</u> | <u>Proposed</u> |
|------------|-----------------------------------------------------|---------------|-----------------|
| Sect. 8-7 | A lodging house is Conditional in an R-.5 district. | | |
| Sect. 14-1 | Lot area is insufficient | 2 acres | 11,546 sf |
| Sect. 14-3 | Lot width is insufficient | 200 ft. | 80 ft. |
| Sect. 14-4 | Street frontage is insufficient | 200 ft. | 80 ft. |

The property, located on Roanoke Avenue near the intersection of Alveston Street, contains a 2½ story frame dwelling. The petitioner would sell the residence to the Volunteers of America Inc. who propose to utilize the dwelling for the lodging of 5-7 children who are wards of the Commonwealth. There would be no structural changes. The area, width and frontage violations are existing. The proposal is reasonable and would not have an injurious effect on the surrounding residences. Recommend favorable report.

VOTED: That in connection with Petition No. Z-1653, brought by William and Josephine Moloney, 14 Roanoke Avenue, Jamaica Plain, for a Conditional Use Permit and variances of insufficient lot area, lot width and street frontage for a change of occupancy from a single family dwelling to a lodging house for children in a Residential (R-.5) district, the Boston Redevelopment Authority reports favorably. The proposed occupancy would not have an injurious effect on the surrounding residences. There would be no structural changes. The area, width and frontage violations are existing.



Z-1653

44 ROANOKE AVE.

(J.P.)

ALVESTON AVENUE

AVENUE

STREET

REVERE STREET

AVENUE

STREET

STREET

NEWBERN STREET

BISHOP STREET

ELM STREET

CENTRAL CONGREGATIONAL CHURCH

ST. JOHN EPISCOPAL CHURCH

MOTHER WALLS MEMORIAL ZION CHURCH

JAMAICA PLAIN HIGH SCHOOL

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7436

7473

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3364

5192

3186

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4662

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Re: Petition No. Z-1654
Daniel F. Wilson Co., Inc.
150 Amory Street, Jamaica Plain

Petitioner seeks a Forbidden Use Permit and four variances to erect a one story office and storage structure in a Residential (R-.8) district. The proposal would violate the code as follows:

| | | <u>Req'd.</u> | <u>Proposed</u> |
|------------|-------------------------------------------------------------------|---------------|-----------------|
| Sect. 8-7 | An office and storage structure is Forbidden in an R-.8 district. | | |
| Sect. 14-2 | Lot area for additional unit is insufficient | 1500 sf/u | 490 sf/u |
| Sect. 18-1 | Front yard is insufficient (Amory St.) | 20 ft. | 0 |
| Sect. 18-3 | Corner traffic visibility is insufficient | | |
| Sect. 18-4 | Front yard is insufficient (West Walnut Park) | 20 ft. | 0 |

The property, located on Amory Street at the intersection of West Walnut Park in the Model Cities area, contains 5490 square feet of vacant land. The proposed structure would be used for an office and storage of cleaning equipment. The immediate neighborhood is primarily residential. The proposed commercial use would be constructed adjacent to a two family residence. The proposal is undesirable and would be an encroachment on this residential neighborhood. Recommend unfavorable report.

VOTED: That in connection with Petition No. Z-1654, brought by Daniel F. Wilson Co., Inc., 150 Amory Street, Jamaica Plain, for a Forbidden Use Permit and variances of insufficient lot area for additional unit, insufficient corner traffic visibility and insufficient front yard to erect a one story office and storage structure in a Residential (R-.8) district, the Boston Redevelopment Authority reports unfavorably. The property is located in the Model Cities Area. The proposed office and cleaning storage structure would be undesirable and would be an encroachment on a residential neighborhood.



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**Z-1659-60
22-24 EVERETT STREET
(DOR.)**

